

DOCUMENT #5545
ADOPTED 12/22/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE TENTATIVE DESIGNATION OF PARCEL C-2A-4B LOCATED AT THE CORNER OF MISHAWUM STREET, RUTHERFORD AVENUE AND MAIN STREET IN CHARLESTOWN, CITY OF BOSTON, CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area. Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the TEAMSTER LOCAL UNION NO. 25 has expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcel C-2A-4B Charlestown, MA; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the TEAMSTER LOCAL UNION NO. 25 be and hereby is Tentatively Designated as Developer of Disposition Parcel C-2A-4B, located at the corner of Mishawum Street, Rutherford Avenue and Main Street, Charlestown in the Charlestown Urban Renewal Area, City of Boston, subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Development:
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended:
 - (c) Submission within One Hundred and Twenty (120) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development, construction and occupancy/rental schedules.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
3. That the Developer be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Developer's Statement for Public Disclosure" (Federal Form H-6004).

GRADY AND DWYER

ATTORNEYS AT LAW, P.C.

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December 16, 1992

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BY HAND

William Reilly
Boston Redevelopment Authority
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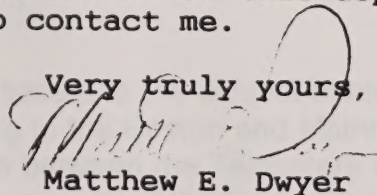
Dear Mr. Reilly:

This will serve to update you with regard to the efforts of Local 25 to secure a conveyance of the land adjoining the subject parcel from the B&M railroad as indicated in my letter of November 20, 1992.

Last week, I met with an authorized representative of the railroad to discuss and firm up the details of the transaction. The B&M representative indicated that it is prepared to convey to Local 25, subject only to the Commonwealth's right of first refusal, all of the adjoining parcel to within 15' of the centerline of the track shown on the plan for a fixed price which my client has indicated is acceptable to it. The parties are continuing their discussions with the objective of finalizing whether Local 25 will be permitted to place the endline of the proposed lot to within 10' of the track. I expect these discussions to be finalized and an appropriate purchase and sale agreement executed within the next few weeks.

If I can provide further information on this aspect of the transaction, please feel free to contact me.

Very truly yours,



Matthew E. Dwyer

MED/jhc

MEMORANDUM

DECEMBER 22, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BRIAN DE LOREY, ASSISTANT DIRECTOR
FOR ECONOMIC DEVELOPMENT
VICTOR KAREN, DEPUTY DIRECTOR
FOR ECONOMIC DEVELOPMENT
WM. ARTHUR REILLY, PROJECT DIRECTOR
FOR ECONOMIC DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL - PARCEL C-2A-4B

SUMMARY: This memorandum requests that the Teamsters Local Union No. 25 be Tentatively Designated as Developer of Parcel C-2A-4B in the Charlestown Urban Renewal Area, R-55, for re-use as off-street parking and open space.

On September 16, 1992, the Authority authorized the Director to seek Requests for Proposals for the re-use of Parcel C-2A-4B in the Charlestown Urban Renewal Area, R-55, located at the corner of Mishawum Street, Rutherford Avenue and Main Street in Charlestown.

Two proposals were received for this 4,100 square foot vacant land, including one from James J. Duffy Inc., 500 Main Street located directly across from Mishawum Street, for business parking needs; and one from Teamsters Local Union, 544 Main Street, to establish approximately 17 parking spaces and landscaping improvements for multi-purpose parking needs.

Teamsters Local Union No. 25 is located adjacent to the subject parcel, but is separated from it by a right of way belonging to the Boston and Maine Railroad. Presently, there is an agreement in principle between the Teamsters Union and the Boston and Maine Railroad to secure a conveyance of the land adjoining the subject parcel to within 15 feet of the centerline of the track owned by the Boston and Maine Railroad.

Given the proximity of the parcel to the Local Union, the Teamsters Federal Credit Union, the Teamsters Union 25 Health Services and Insurance Plan, the proposed re-use as off street parking and landscaped open space will benefit the Union's membership, retirees, and their families, a significant number of whom are Charlestown residents.

The proposed re-use will also have a direct, substantial benefit to the community as Local 25 conducts a number of community activities that will be strengthened by enhancing access to the Local Union building. Some of these activities include a monthly blood bank, transporting elderly citizens to community activities, and sponsoring youth activities in the Local 25 Union Hall.

The re-use plan is also compatible with adjacent land uses including appropriate landscaping and curb cuts as defined on the attached site plan. Financial capacity for the acquisition of the parcel is evidenced in the enclosed financial statements.

It is therefore recommended that the Teamsters Local Union be Tentatively Designated as Developer of Parcel C-2A-4B.

An appropriate vote follows:

VOTED: That the Director be and hereby is authorized to Tentatively Designate the Teamsters Local Union No. 25 as Developer of Parcel C-2A-4B located at the corner of Mishawum Street, Rutherford Avenue and Main Street in the Charlestown Urban Renewal Area, R-55.

